

Rebecca Messinger

From: Kathleen Otto
Sent: Wednesday, July 21, 2021 8:07 AM
To: Tina Redline; Rebecca Messinger
Subject: FW: Current Use taxation



Kathleen Otto
County Manager

564-397-2458



From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Tuesday, July 20, 2021 7:04 PM
To: Eileen Quiring O'Brien <Eileen.QuiringOBrien@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <kdb@karenbowerman.com>; Julie Olson <Julie.Olson2@clark.wa.gov>; Temple Lentz <Temple.Lentz@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Subject: Current Use taxation

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Clark County Council
P.O. Box 5000
Vancouver, Washington 98666

July 20, 2021

FOR THE PUBLIC RECORD

Dear Councilors,

There is no tax savings under current use taxation. It is simply a deferred property tax.. Staff knows this and is not telling the whole truth when they say otherwise. Because of a possible change in zoning and the ever increasing valuation, with a 10% interest charge, and a 10% penalty, landowners actually pay more in taxes, than if they had simply paid the taxes on a yearly basis. They innocently think putting the land in current use is to their benefit, but they find out otherwise when they take it out of the designation. I and many CCCU members know how bad it can be, as we have experienced it first hand.

The problem with current use, is that the government of Clark County and the state controls this land and dictates what happens on and to it. In addition, when planners are looking to lock land up in

resource land or open space with large lot zoning, the first place they look is the Assessors tax information. They argue that since the landowner is getting a "tax break", they deserve to be in large lot zoning. But such thinking is just plain wrong.

Landowners are between a rock and a hard place. They can't afford to pay the high taxes and they don't want to lose the land. They are always hoping something will actually relieve them of the burden, but that never happens. Everyone thinks rural areas are so nice in Clark County, but they don't realize the heavy physical, emotional and financial burden the landowner faces. Yet, the rural people continue to be good stewards of the land, hoping for a government that will treat them fairly and equally.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United Inc,
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